

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC) MEETING

COMMITTEE COMPOSITION:

PLANNING DIVISION OF CDD

PUBLIC WORKS DEPARTMENT

ENVIRONMENTAL HEALTH DEPARTMENT

Other County Departments may attend as needed

THE MONO COUNTY LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE WILL MEET IN THE **DEPARTMENT OF PUBLIC WORKS CONFERENCE ROOM**, ANNEX I, BRIDGEPORT, CALIFORNIA, ON **Monday, March 17, 2003** **BEGINNING AT 1:30 P.M. UNTIL CONCLUSION** TO DISCUSS THE PROJECTS SCHEDULED BELOW:

ACTION ITEM

1:30 p.m.

TENTATIVE PARCEL MAP 37-172 The proposed project would divide Assessor's Parcel 64-100-18 totaling 13.5 acres into five lots. The property is located on the west side of Valley View Road, between Rimrock Drive and Wilson Road in the community of Wheeler Crest. The property is designated Estate Residential with a 2-acre minimum lot size (ER 2) in the General Plan.

Staff: Keith Hartstrom

2:30 p.m.

PREAPPLICATION/Matthew Lehman The applicant is reviewing alternate access roads to Assessor's Parcel Number 26-330-02, a 53.3-acre site. The property is located north of Lower Rock Creek Road, adjacent to Sierra Paradise. The property is designated Estate Residential (ER) in the General Plan.

3:00 p.m.

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INFORMATIONAL ITEMS

PUBLIC COMMENT

ADJOURN MEETING

What is the Land Development Technical Advisory Committee?

The Land Development Technical Advisory Committee (LDTAC), which consists of representatives of County Health, Public Works, and Planning Division, provide technical review and recommendations on land development projects. The LDTAC purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.

Should you have questions on the above project(s), please contact the Mono County Planning Division at (760) 932-5425. The Planning Division is located in the Annex I County Office Building, Bridgeport, California.

3:00 p.m.

LAND EXCHANGES - COMPLETED APPLICATIONS: LDTAC met on these issues in November and December. Staff wants to finalize the applications so it can start moving forward on these projects with environmental work, etc.

1. Tom's Place Resort has a year-round general store, restaurant, bar, 7-room lodge, and 12 rental cabins. The estimated land area proposed for exchange is 10-12 acres. The property is located at the intersection of Rock Creek Road and Crowley Lake Drive and south of the community of Sunny Slopes.
2. Pine Glade currently has 48 residential cabins. The estimated land area proposed for exchange consists of approximately 40 acres. The property is located along the south side of Owens Gorge Road and north of the community of Sunny Slopes.
3. Whiskey Creek currently has 5 residential cabins. The estimated land area proposed for exchange is 5-10 acres. The property is located at the end of Placer Drive in the community of Crowley Lake.
4. Boulder Lodge is a year-round lodge and recreation facility. There are 65 units, 14 buildings, indoor pool, recreation room, tennis courts and children's playground. The estimated land area proposed for exchange is 4 acres. The property is located just east of the community of June Lake.
5. Horseshoe Canyon Cabins currently have 5 residential cabins. The estimated land proposed for exchange is less than 2 acres. The property is located next to the Boulder Lodge.
6. Public Works is currently exploring the possibility of relocating a road shop to a vacant parcel east of Tom's Place. There is a Southern California Edison electrical substation next to the proposed location. In addition to a possible road shop location, this area is being considered for a business park to meet the future needs of the community. Estimated land area for the road shop is 2 acres, which would be included in the approximately 20 acres for the business park.
7. Lower Rock Creek Tract has 11 residential cabins along Owens Gorge Road.

Staff: Gerry Le Francois

3:30 p.m.

TENTATIVE TRACT MAP 37-46/White Mountain Estates: The proposed Tentative Tract Map 37-46 would subdivide a 29-acre parcel (APN 26-240-10) into 39 individual lots that range in size from .50 to .96 acres. The project is adjacent to the existing 44-lot White Mountain Estates subdivision. Major improvements to the existing community water system (in place from the prior subdivision) and individual septic systems are proposed. The parcel is currently vacant. The General Plan Land Use Designation is Rural Mobile Home (RMH) with a minimum parcel size of one acre.

Staff: Gerry Le Francois